

## **Residential Tenancies Board**


### **Determination Order**

**Ref: DR0722-78226**

In the matter of David McDermott [Applicant Landlord] and Ihsan Ali Ghulam, Fazilat Ibrahim [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination, with the date-of-service of the 1st of April 2022, served by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at Apartment 11, Adamstown Way, Adamstown, Co. Dublin, K78ROA0, is valid.
2. The Respondent Tenants, and all other persons residing in the above dwelling, shall vacate and give up possession of the above dwelling within 21 days of the date of issue of this Determination Order.
3. The Applicant Landlord shall refund the security deposit of €2,100.00 to the Respondent Tenants, upon the Respondent Tenants vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
4. The Respondent Tenants shall continue to pay rent to the Applicant Landlord from the 11th of October 2022, being the date of the (virtual) adjudication hearing, at the rate of €2,100.00 per month or proportionate part thereof at the rate of €69.04 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as the above dwelling is vacated by the Respondent Tenants and all other persons residing therein.

This Order was made by the Residential Tenancies Board on 16 November 2022.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director